

March 24, 2011

Mr. Ford called the regular meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m. He read the Sunshine Statement.

Members Present: Mr. Bischoff, Ms. McBride, Mr. Walchuk, Mr. Nace, Mrs. Corcoran, Mr. Badenhausen, Mr. Ford

Members Absent: Mr. Ryland, Mr. Taibi, Mr. Kastrud, Mr. Kirkpatrick

Others Present: Atty. Yolanta Maziarz, Gerhardt Gerckens, Larry Remaly, Atty. Donald Souders, Wayne Schmied

Boy Scout Gerhardt Gerckens: Eagle Scout Project: Mr. Gerckens, a member of Boy Scout Troop 187 in Holland Township, is working on an Eagle Scout Project at St. Catherine's Parish Center on Perryville Road. Mr. Gerckens proposes installing three flagpoles on the property, including lighting. Mr. Ford apprised Mr. Gerckens of the Township Ordinance that affects the height of the flagpoles and the surface area of the base for the flags. Larry Remaly, St. Catherine's Trustee, said the American Flag pole would be 25-feet high and the other two poles would be 20 feet high. The poles are fiberglass. Mr. Remaly understood they would comply with the Ordinance.

Mr. Remaly explained the proposed lights that would be installed by John Fusco, a licensed electrician. He said the electric service where the quartz lights would be installed was part of the site plan. The lights would be placed on the ground and shine upward. Mr. Ford explained that the Township Lighting Ordinance was adopted to ensure that lights would not interfere with natural darkness. Mr. Ford asked that Mr. Gerckens consider lighting that would be mounted on top of the poles. He mentioned solar lighting. Ms. McBride had brought information on a solar lighting system. She said it consisted of 20 LED's. Mr. Ford indicated it was a low voltage system. Mr. Remaly expressed his appreciation for the solar information and made a commitment that it would be done, if possible..

Mr. Ford asked Atty. Maziarz if action should be taken. Ms. Maziarz said the Board had been asked to make an administrative determination whether to grant a waiver of site plan requirement. Therefore, the Board would have to make the determination whether to grant a site plan waiver or not.

Mr. Bischoff made a motion to grant the site plan waiver. Mr. Nace seconded the motion. Applicant will install solar lighting to illuminate the Flag. Mr. Ford asked for discussion from Board members and comments from the Public. There were none.

Vote: Ayes: Mr. Bischoff, Mr. Nace, Ms. McBride, Mr. Walchuk, Mrs. Corcoran
Mr. Badenhausen, Mr. Ford

Mr. Walchuk asked that the Township Committee consider implementing the same type of technology (solar) for the Municipal Flag Pole. Ms. McBride will bring the matter up at the next Committee meeting.

Mr. Ford emphasized that downward lighting was encouraged. In fact, he said upward lighting would not be acceptable. He also said that should be a part of the motion.
(Incorporated in motion above)

Atty. Maziarz said if the Board would like, she will prepare a memo to Zoning Official Graham advising him of the Board's action.

Messrs. Gerckens and Remaly thanked the Board for their consideration. Mr. Remaly mentioned that another Eagle Scout Project is forthcoming. A Statue of Mary will be installed at St. Catherine's. He asked if approval would be required from the Board. Mr. Remaly was advised to contact the Zoning Official.

Approval of Minutes: Approval was deferred until the next meeting.

Lehigh Gas/Jutland Convenience Store: Block 13, Lot 11.01, 169 Perryville Road:

Atty. Donald Souders said that substantial changes are being prepared and applicant was not ready for tonight's meeting. Mr. Souders asked that his client be placed on the April 28, 2011 agenda. and be carried until that time and that further notice will not be required to adjoining property owners or newspapers. Atty. Souders granted the Board a sixty-day Extension of Time to Act. He was told that new submittals must be sent to Board Professionals twenty days prior to a meeting and ten days prior to a meeting for Board members. Atty. Maziarz said sixty days would bring the date of the Extension until June 14, 2011.

Motion to Adjourn: Mr. Bischoff made a motion to adjourn. Mr. Walchuk seconded the motion. (7:20 p.m.)

Vote: All Ayes

Grace A. Kocher, Secretary